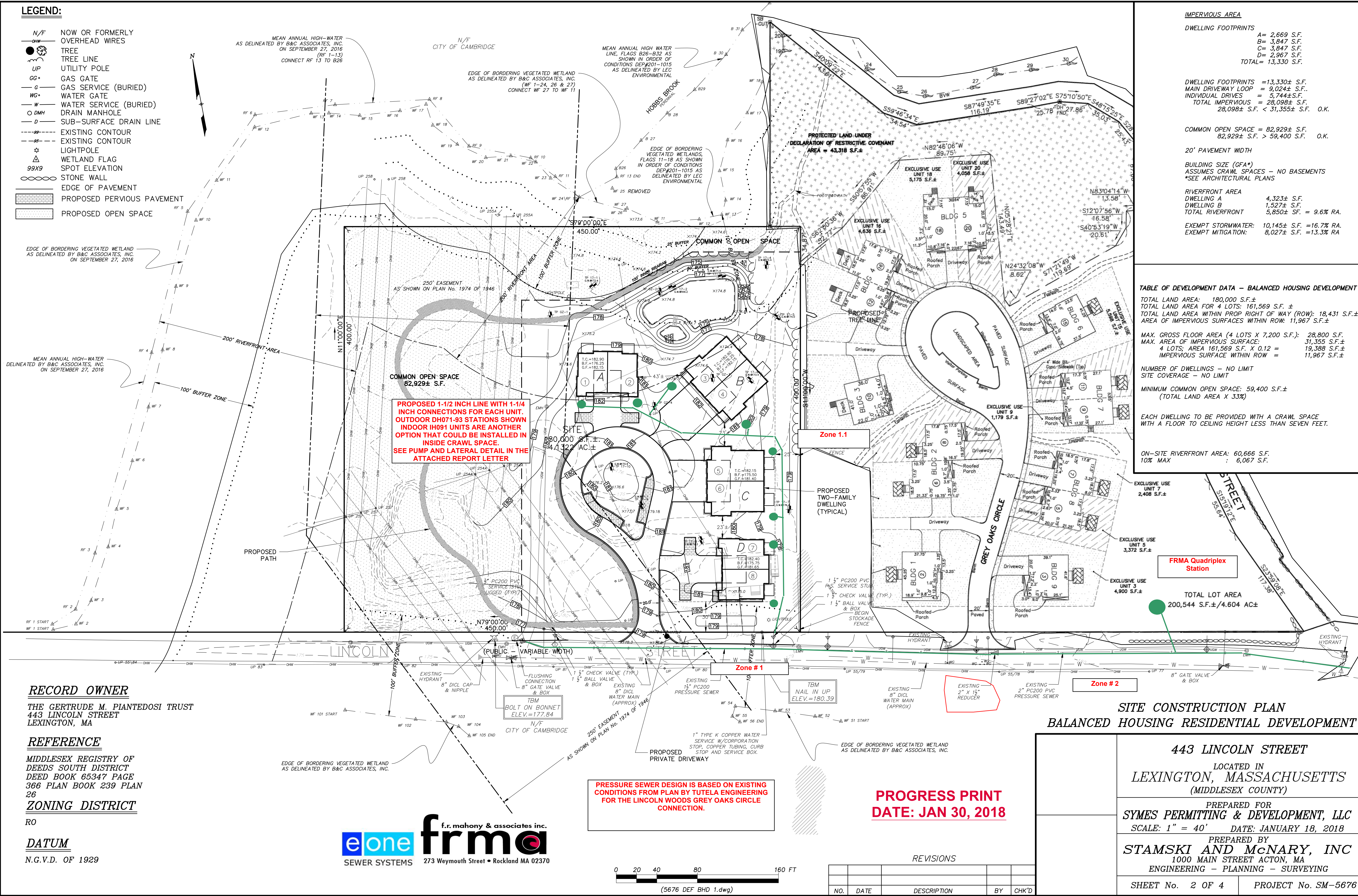


LEGEND:

- N/F NOW OR FORMERLY OVERHEAD WIRES
- TREE
- TREE LINE
- UP UTILITY POLE
- GG* GAS GATE
- G GAS SERVICE (BURIED)
- WG* WATER GATE
- W WATER SERVICE (BURIED)
- DMH DRAIN MANHOLE
- D SUB-SURFACE DRAIN LINE
- EXISTING CONTOUR
- - - EXISTING CONTOUR
- ☆ LIGHTPOLE
- 99X9 WETLAND FLAG
- SPOT ELEVATION
- STONE WALL
- EDGE OF PAVEMENT
- PROPOSED PERVIOUS PAVEMENT
- PROPOSED OPEN SPACE



IMPERVIOUS AREA

DWELLING FOOTPRINTS

A=	2,669 S.F.
B=	3,847 S.F.
C=	3,847 S.F.
D=	2,967 S.F.
TOTAL=	13,330 S.F.

DWELLING FOOTPRINTS = 13,330± S.F.
 MAIN DRIVEWAY LOOP = 9,024± S.F.
 INDIVIDUAL DRIVES = 5,744± S.F.
 TOTAL IMPERVIOUS = 28,098± S.F.
 28,098± S.F. < 31,355± S.F. O.K.

COMMON OPEN SPACE = 82,929± S.F.
 82,929± S.F. > 59,400 S.F. O.K.

20' PAVEMENT WIDTH

BUILDING SIZE (GFA*)
 ASSUMES CRAWL SPACES - NO BASEMENTS
 *SEE ARCHITECTURAL PLANS

RIVERFRONT AREA
 DWELLING A 4,323± S.F.
 DWELLING B 1,527± S.F.
 TOTAL RIVERFRONT 5,850± S.F. = 9.6% RA.

EXEMPT STORMWATER: 10,145± S.F. = 16.7% RA.
 EXEMPT MITIGATION: 8,027± S.F. = 13.3% RA.

TABLE OF DEVELOPMENT DATA - BALANCED HOUSING DEVELOPMENT

TOTAL LAND AREA: 180,000 S.F.±
 TOTAL LAND AREA FOR 4 LOTS: 161,569 S.F. ±
 TOTAL LAND AREA WITHIN PROP RIGHT OF WAY (ROW): 18,431 S.F.±
 AREA OF IMPERVIOUS SURFACES WITHIN ROW: 11,967 S.F.±

MAX. GROSS FLOOR AREA (4 LOTS X 7,200 S.F.): 28,800 S.F.
 MAX. AREA OF IMPERVIOUS SURFACE: 31,355 S.F.±
 4 LOTS; AREA 161,569 S.F. X 0.12 = 19,388 S.F.±
 IMPERVIOUS SURFACE WITHIN ROW = 11,967 S.F.±

NUMBER OF DWELLINGS - NO LIMIT
 SITE COVERAGE - NO LIMIT

MINIMUM COMMON OPEN SPACE: 59,400 S.F.±
 (TOTAL LAND AREA X 33%)

EACH DWELLING TO BE PROVIDED WITH A CRAWL SPACE WITH A FLOOR TO CEILING HEIGHT LESS THAN SEVEN FEET.

ON-SITE RIVERFRONT AREA: 60,666 S.F.
 10% MAX : 6,067 S.F.

RECORD OWNER
 THE GERTRUDE M. PIANTEDOSI TRUST
 443 LINCOLN STREET
 LEXINGTON, MA

REFERENCE
 MIDDLESEX REGISTRY OF
 DEEDS SOUTH DISTRICT
 DEED BOOK 65347 PAGE
 366 PLAN BOOK 239 PLAN
 26
ZONING DISTRICT
 RO

DATUM
 N.G.V.D. OF 1929

eone frma
 f.r. mahony & associates inc.
 SEWER SYSTEMS 273 Weymouth Street • Rockland MA 02370

PRESSURE SEWER DESIGN IS BASED ON EXISTING CONDITIONS FROM PLAN BY TUTELA ENGINEERING FOR THE LINCOLN WOODS GREY OAKS CIRCLE CONNECTION.

PROGRESS PRINT
DATE: JAN 30, 2018

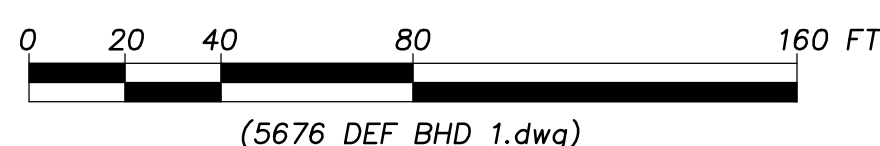
SITE CONSTRUCTION PLAN **BALANCED HOUSING RESIDENTIAL DEVELOPMENT**

443 LINCOLN STREET
 LOCATED IN
LEXINGTON, MASSACHUSETTS
 (MIDDLESEX COUNTY)

PREPARED FOR
SYMES PERMITTING & DEVELOPMENT, LLC
 SCALE: 1" = 40' DATE: JANUARY 18, 2018

PREPARED BY
STAMSKI AND McNARY, INC
 1000 MAIN STREET ACTON, MA
 ENGINEERING - PLANNING - SURVEYING

SHEET No. 2 OF 4 PROJECT No. SM-5676



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D